



HISTORIC PRESERVATION CERTIFICATION

APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE1. NAME OF PROPERTY: HUNTER PLACE (Mattress Factory, 2 Stables & Carriage House)Address of property: Street 1016 Guilford Ave., 1021, 1023 Hunter St., 1001 Hunter St.City Balto. County - State Md. Zip Code 21202Name of historic district in which property is located: Baltimore City Mt. Vernon Historic Preservation

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary) These buildings are of masonry construction. The 4 storied mattress factory (circa 1912-13) has reinforced concrete floors & columns (excellent condition) and typical metal factory windows (poor condition). The chute at levels 3 & 4 on the south wall was added after original construction. Concrete lintels will be repaired

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

(cont'd. next page)

These 3 structures are fairly well-preserved, typical of the times in which they were designed and built. The mattress was totally fireproof, parts of the now inoperable sprinkling system are visible. There was a

Date of construction (if known): _____ ☐ Original site ☐ Moved Date of alterations (if known): (over)

4. NAME AND MAILING ADDRESS OF OWNER:

Name Patricia K. Smyth (Hunter Place Ltd. Partnership)Street 4205 St. Paul St.City Baltimore, State Md. Zip Code 21218

Telephone Number (during day): Area Code _____

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature _____ Date _____

Patricia K. SmythMarch 1, 1981**For office use only**The structure described above is included within the boundaries of the National Register historic district and ☐ contributes ☐ does not contribute to the character of the district.The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).The structure is located in a district which ☒ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) ☒ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☒ appears ☐ does not appear to contribute to the character of said district.Signature [Signature] Date _____
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954.

☐ is hereby certified a historic structure.☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheetSignature _____ Date _____
Keeper of the National Register

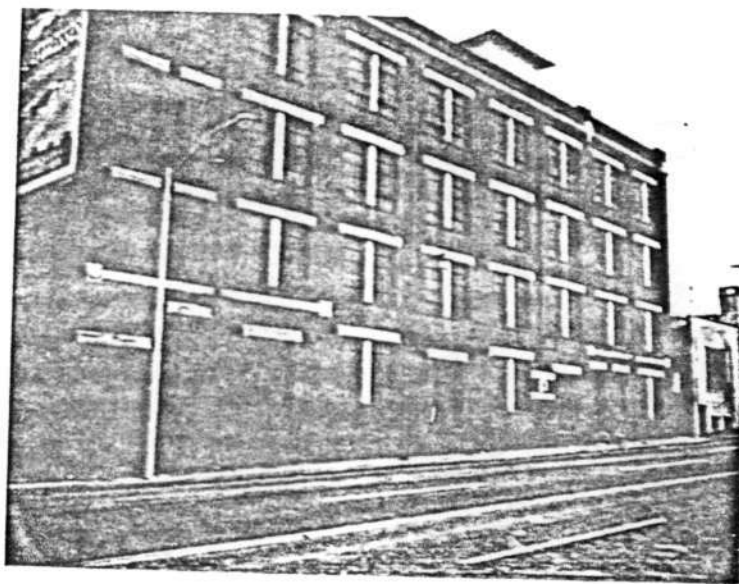
2. continued... and preserved. 2 interior concrete stairways and an elevator shaft will be removed to facilitate the arrangement of apartments around a centrally located, naturally lighted atrium. The rear loading platform, the fire escape on the north wall and the mattress chute on the south wall will be removed. All are badly deteriorated. (See photos A,B,C) The stables are of brick construction, 2 stories high, with wood beams on the first floor and flat roofs. Windows and beams are in good condition and will be used. There are no other architectural features of note inside. The outer features include the left doors, headers over some doorways, arched windows and cornices at the roofline, hooks, angle irons/masts inserted in the walls - all of which will remain. (See photo D) The carriage house is one level with brick dentil work along the roofline, which is pitched. The windows are in good condition, along with the bird's nest chimney. (See photo E) The 3 small buildings are typical of working buildings 1896-1902. The walls are plum, the brickwork is in fair shape - gentle pointing will be done. The entire area is overgrown and strewn with trash. It will be cleaned up, graded, paved and landscaped, then used for tenant parking. A low brick wall will be built along the south and east boundaries.

3. continued..... a rooftop water tower(removed). The wall which supported and hid it must be removed, due to structural damage. The metal sash factory windows are original and typical. This factory was built in 1912-13, when Howard Taylor bought the land and moved The International Bedding Co. from 339 Guilford Ave. to 1016.

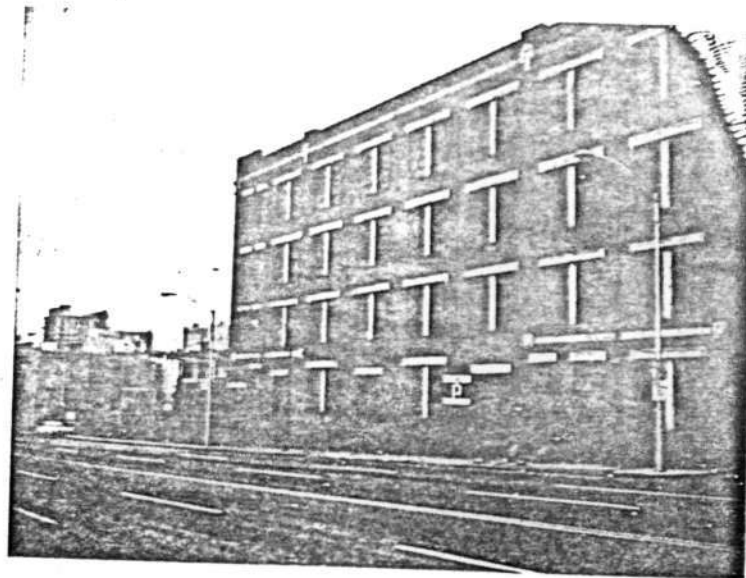
1001 Hunter St. was probably a carriage house to serve a home or homes fronting on Calvert St. It is typical of those constructed during the years 1896 - 1902, when it first appears on the maps of Baltimore City. Its latest use has been as a body repair shop. (Photo E)
1021 and 1023 Hunter St. appeared initially on the maps at the same time. They also probably served homes on Calvert St. Eventually, 1023 was utilized as an electric motor repair business. 1021 was used as a garage. All are community eyesores and their renovation will be a bright addition to the historic preservation of the area.

1016 Guilford Ave.

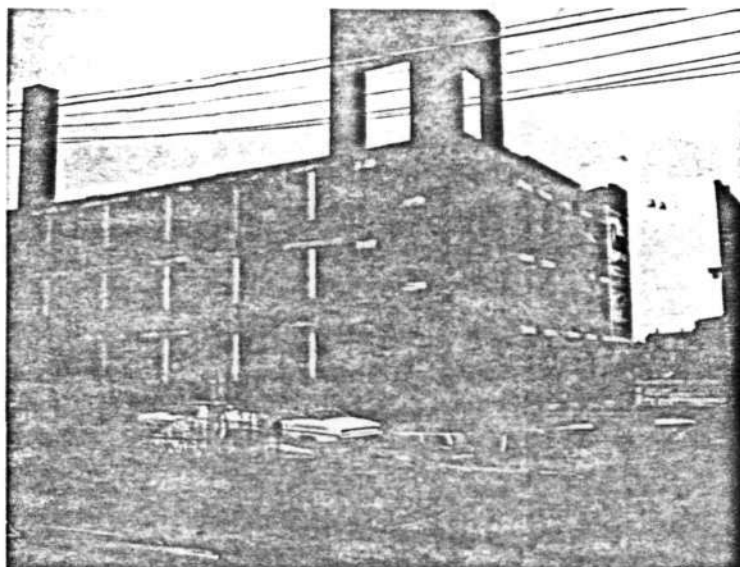
B-1811



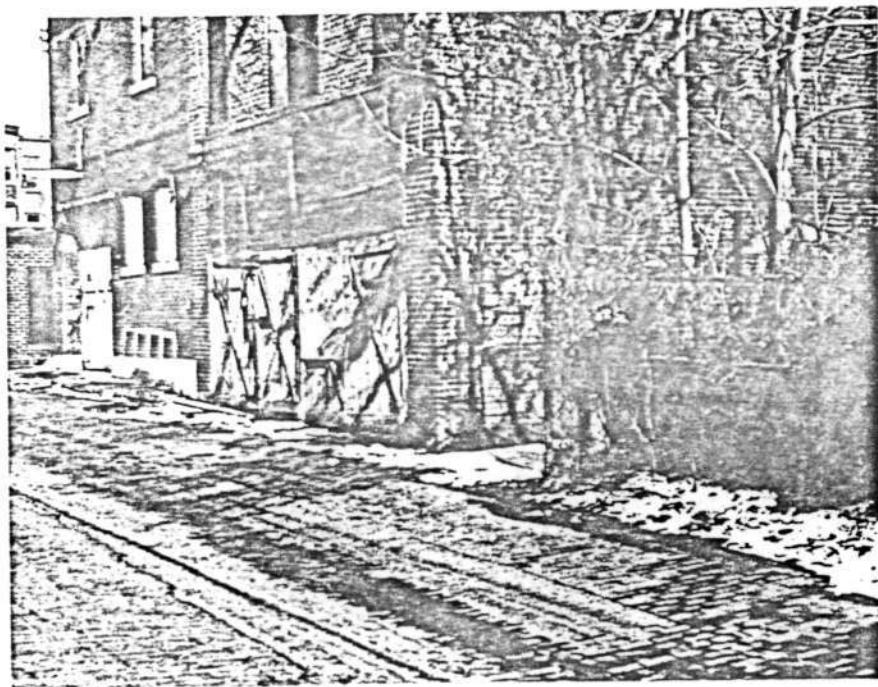
A. View from the Southeast



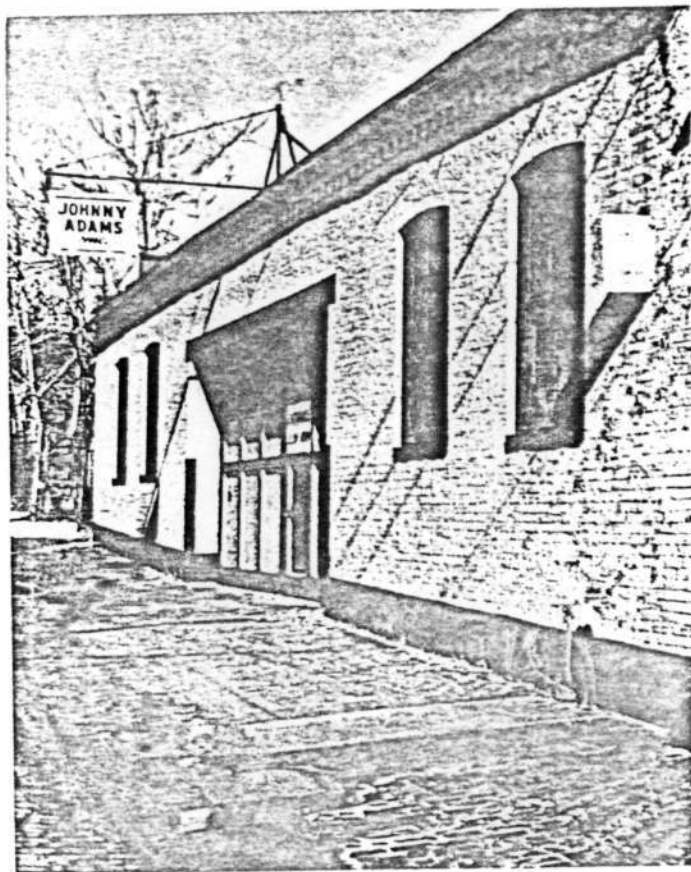
B. View from the Northeast



C. 1016 Guilford Ave. from the West



D. 1021/1023 Hunter St.



E. 1001 Hunter St.

BA-811
MAGI #0418115604

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

B-1811

SEE INSTRUCTIONS

1. NAME					
COMMON: <u>1016 Guilford Avenue</u> <u>Mattress Factory</u>					
AND/OR HISTORIC:					
2. LOCATION					
STREET AND NUMBER: <u>1016 Guilford Avenue</u>					
CITY OR TOWN: <u>Baltimore</u>					
STATE: <u>Maryland</u>		COUNTY:			
3. CLASSIFICATION					
CATEGORY (Check One) <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		OWNERSHIP <input type="checkbox"/> Public Public Acquisition: <input checked="" type="checkbox"/> Private <input type="checkbox"/> In Process <input type="checkbox"/> Both <input type="checkbox"/> Being Considered		STATUS <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	ACCESSIBLE TO THE PUBLIC Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <u>Unoccupied</u>	<input type="checkbox"/> Comments	
4. OWNER OF PROPERTY					
OWNER'S NAME: <u>W. C. Pinkard and Company, Inc.</u>					
STREET AND NUMBER: <u>First National Bank Building</u>					
CITY OR TOWN: <u>Baltimore</u>		STATE: <u>Maryland</u>		<u>21201</u>	
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC.: <u>Records Office, Room 601</u>					
STREET AND NUMBER: <u>Baltimore City Courthouse</u>					
CITY OR TOWN: <u>Baltimore</u>		STATE: <u>Maryland</u>		<u>21203</u>	
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY: <u>City of Baltimore Neighborhood Survey</u>					
DATE OF SURVEY: <u>1975</u> <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS: <u>Commission for Historic and Architectural Preservation</u>					
STREET AND NUMBER: <u>Room 900, 26 South Calvert Street</u>					
CITY OR TOWN: <u>Baltimore</u>		STATE: <u>Maryland</u>		<u>21202</u>	

7. DESCRIPTION						
CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE						
<p>This four story high, five bay wide and four by deep brick warehouse with reinforced concrete and stone detail was built in the first decade of the twentieth century. It clearly marks the easy transition made between the reliance on masonry construction techniques married with Beaux Arts abstracted detail, and the development of a steel cage and concrete building technology which was just beginning to take hold in Baltimore in these years.</p> <p>The first floor of the sloping, Guilford Avenue ground front of the building is fitted with a variety of wall openings, including garage doorways, entranceways and horizontally hinged industrial casement windows set singly and in pairs. Each opening rests on a brick sill and is capped by a reinforced concrete lintel. Sets of double windows are separated by reinforced concrete verticals. The end groupings of openings are unified under thin courses of concrete terminated on either end by square stone blocks with projecting stone discs.</p> <p>The bays above the first floor are defined by brick piers which shallowly project from the wall plane and mark the placement of the steel behind. Between the piers fall double sets of horizontally hinged casements separated by verticals of concrete. A low brick parapet with a thin stone cornice with applied, keyhole-shaped, Beaux Arts inspired adornment runs at the roof line.</p>						

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian ☐ 16th Century ☐ 18th Century ☒ 20th Century
☐ 15th Century ☐ 17th Century ☐ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>Historic site</u> |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | |
| <input type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape | <input type="checkbox"/> Social/Humanitarian | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Transportation | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | |

STATEMENT OF SIGNIFICANCE

This warehouse building, which shares with the distinguished Belvidere Terrace the site of John Eager Howard's late Georgian mansion, is not particularly noteworthy. Although not part of Baltimore's 1904 burnt district, the structure reflects the style of building which characterized the redevelopment of the large portion of central Baltimore. Standing at the eastern edge of the existing Historic District on an historic site, the future of this now vacant building deserves careful thought.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	0	'	"	0	'	"	0	'	"
NE	0	'	"	0	'	"	0	'	"
SE	0	'	"	0	'	"	0	'	"
SW	0	'	"	0	'	"	0	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: ~~86' x 121' x 110' x 110'~~ 120' x 85'-8"

Acreage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Bill Pencek, Planning Assistant		
ORGANIZATION Commission for Historic and Architectural Preservation		DATE 10/75
STREET AND NUMBER: Room 900, 26 South Calvert Street		
CITY OR TOWN: Baltimore	STATE Maryland	21202

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

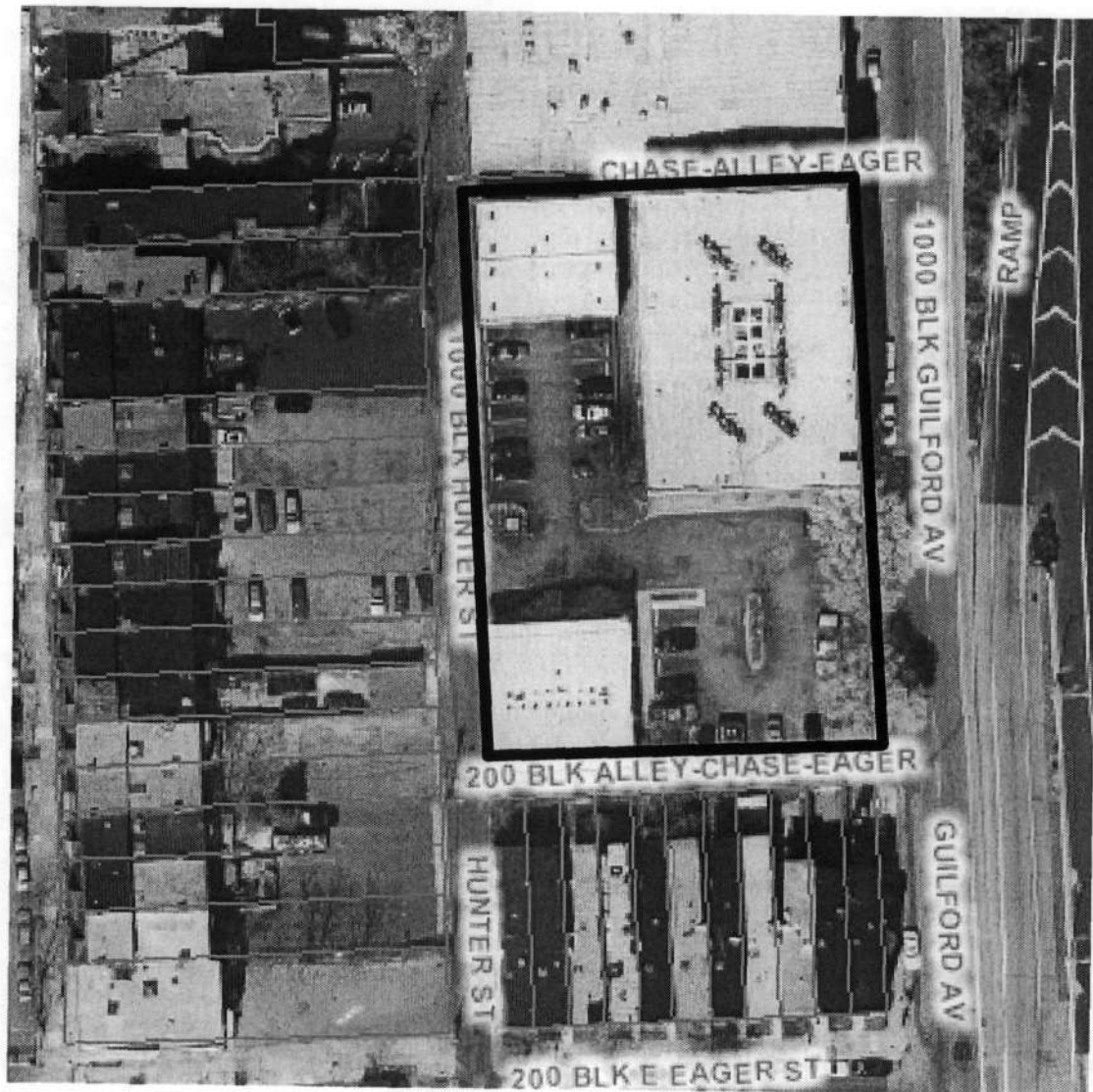
National ☐ State ☐ Local ☐

Signature _____

B-1811

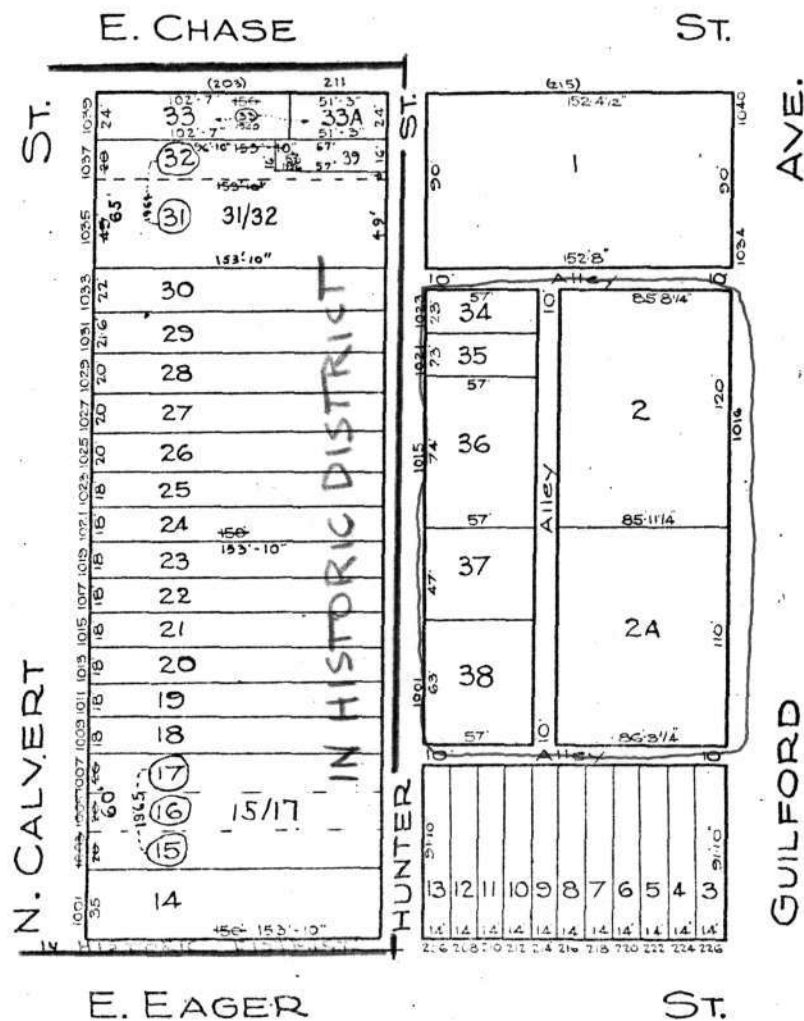
Hunter Place (Mattress Factory, 2 stables, and carriage house)

1016 Guilford Avenue, 1021 & 1023 Hunter Street, & 1001 Hunter Street, Baltimore
Baltimore City iMap image, 2006



REVISIONS

Lot 33 Divided Per Owner's Atty. & Fitzpatrick C.Sh.2166
 Lots 14 to 32 Depths Corrected Per Deeds C.Sh.2175A
 Lot 33 Owned by 32 Per Deeds C.Sh.7210.
 Lots 31 & 32 owned Per D.O. C.Sh. 9319
 Lots 15 & 17 Cons'd Per D.O. C.Sh. 3335
 Lot 34 Atty. C.Sh. 3437A



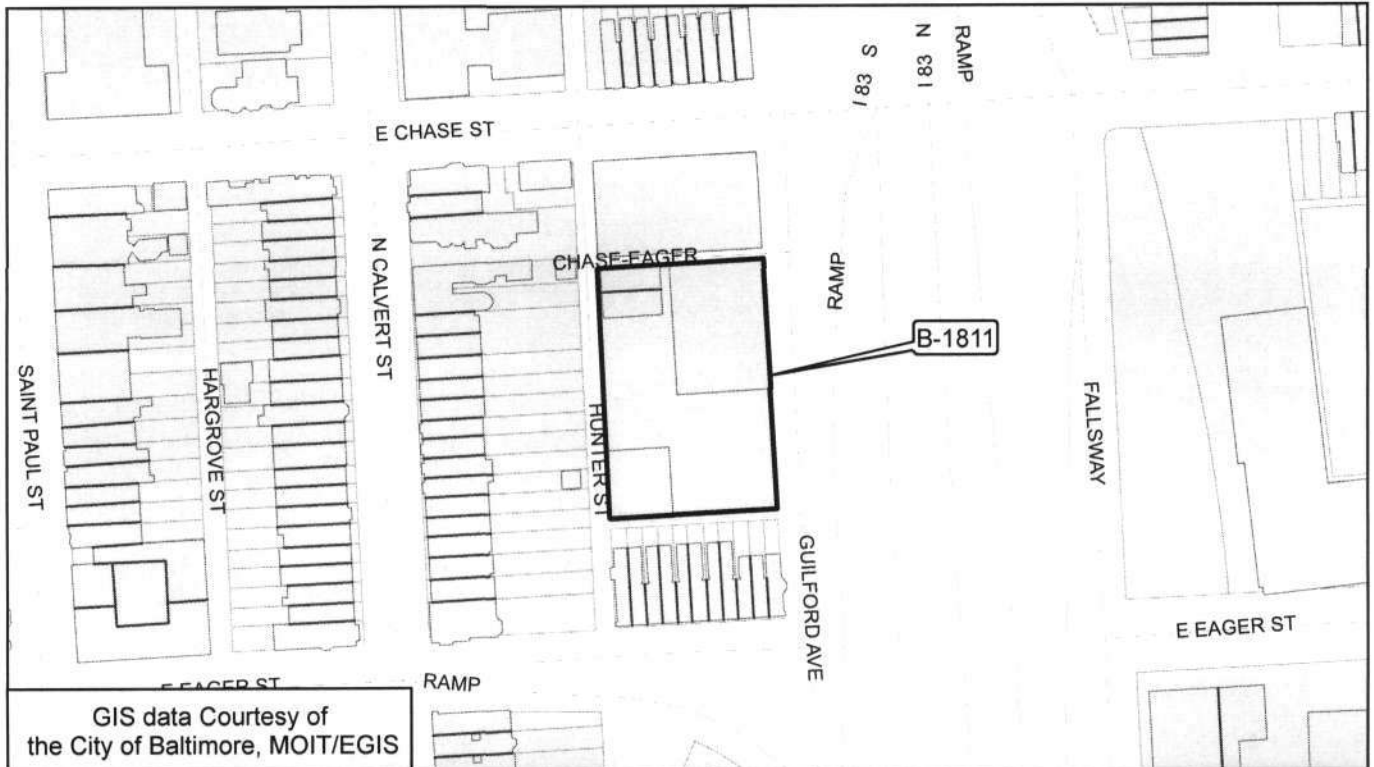
TRACED BY MOOREHEAD
 LETTERED BY BEN WARDEN
 3/28/24 R.L.T.

NOTICE
 THIS IS A REAL ESTATE PLAT AS PROVIDED
 FOR UNDER AUTHORITY OF THE CITY CHARTER
 IT IS CORRECTED FROM 1891 AND 1892
 SURVEY AND PLAT AS AN ATTACHMENT

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF PLANS & SURVEYS
 PROPERTY LOCATION DIVISION
 WARD 11 SECTION 12
 BLOCK 508
 SCALE FROM C.O.P.E. DATE 01/01/1923

B-1811

Hunter Place (Mattress factory, 2 stables, & carriage house)
1016 Guilford Avenue & 1001, 1021 & 1023 Hunter Street
Block 0508, Lot CO0508
Baltimore City
Baltimore East Quad.





1000 BLOCK

~~1000~~ QUILFORD

B-1811

NEG. 21A
BIK 508